



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**9839 100A Avenue  
Sexsmith, Alberta**

**MLS # A2229589**



**\$299,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Up/Down		
<b>Size:</b>	1,364 sq.ft.	<b>Age:</b>	1968 (57 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Corner Lot, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	See Remarks	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	R-3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Fridge, stove, dishwasher, washer.dryer shed

Fully developed and renovated duplex in Sexsmith on a large corner lot. Separate rental SUITE with its own entrance (non conforming). Basement rental unit offers 690 sq ft. rental unit with its own full sized kitchen and dining, washer, dryer, large spacious living room, 1 bedroom, 1 full bath, large windows providing amazing lighting. If you are interested in having a large portion of your mortgage paid by a renter this property is for you!!! If you are an investor and looking for a great cash flowing property this property is for you!!!! The upstairs offers 3 bedrooms and 1 full bathroom with 1364 sq ft. of living space. There is a new deck off the back of the home and two good size sheds (14x12). Sale the sheds and build a garage? Move upstairs with a roommate, rent the basement suite and live mortgage free? This Home is move in ready and has so much potential or add to your rental portfolio and see the benefits of the additional cash flow immediately!!! Book your showing today!